

REPORT UPDATE

Application No: R/181/15/PL

Reason for the Update / Changes

Reason for Update/Changes:

A revised block plan has been submitted showing the yew tree which is now the subject of a provisional Tree Preservation Order as retained and an additional street scene plan has been provided to illustrate the height of the proposed dwelling in relation to The Tiled Barn. Accordingly the plans condition has been amended to refer to the substitute plan, not the original and the additional plan.

4 additional letters of objection have been received (one from East Preston and Kingston Preservation Society) making the following additional comments: Proposal would destroy the openness of this part of the Conservation Area. It would detract from the open, green and historic sweep of the road whose spaciousness is remarked on as a feature which merits its designation as a Conservation Area. Views from public vantage points including from the church and churchyard and area of the public seat to the fore would be impaired. The setting of the Grade 1 listed church would be impaired. The 2 houses are depressingly familiar in general design from the buildings on any large modern development. The houses are too narrow for their height. The dwellings do not preserve or enhance the character or appearance of the area. The addition of patches of flint facing cannot compensate for the deficiencies in the basic design of the houses

Officers Comment: The council's Conservation officer has no objection to the proposal in terms of adverse impact on the setting of buildings within the Conservation Area and views within it.

Note: The changes to recommendation, conditions and/or reasons show under Officers Recommendation at the end of the attached report.

Or

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

R/181/15/PL

Recommendation Report for Planning Permission**REF NO:** R/181/15/PL**LOCATION:** Land to the south of The Tiled Barn
Station Road
East Preston**PROPOSAL:** Erection of 2 No. 3 bed dwellings, demolition of existing garage & shed & erection of new car port. Resubmission following R/305/14/PL. This application affects the character & appearance of the Station Road Conservation Area.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal relates to the provision of 2no. detached 2 storey dwellings on land which is residential in use. Both dwellings would have 3 bedrooms and would share a parking/turning area.
SITE AREA	885 sq metres
RESIDENTIAL DEVELOPMENT DENSITY	23 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mainly 1.8- 2m high close boarded fencing
SITE CHARACTERISTICS	Mainly grassed with a pitched roof garage building to the south and a flat roofed timber building to the north.
CHARACTER OF LOCALITY	Predominantly residential characterised by detached dwellings of varying style and form. The dwellings to the west are bungalows with a low profile and the dwelling to the north is 2 storeys. The 2 storey dwelling to the north has flint elevations with brick quoins and a plain tile roof. There is a flat roofed dormer on the side elevation.

RELEVANT SITE HISTORY

R/305/14/PL	Erection of 1 No. 3 bed dwelling & 1 No. 4 bed dwelling & demolition of existing garage & shed & erection of new car port. This application affects the character & appearance of the Rustington Conservation Area.	Refused 17-03-2015
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R/66/72	O/A for detached cottage or bungalow	ApproveConditionally 05-05-1972
R/53/75	Application for renewal of outline planning permission previously granted R/66/72 for detached cottage or bungalow	ApproveConditionally 25-04-1975
R/68/81	Renewal of R/44/78 for outline planning for detached cottage or bungalow	ApproveConditionally 15-04-1981

REPRESENTATIONS

Representations received:

Rustington Parish Council

Objection

(i) The increased use of the existing access to the site would most definitely lead to an unacceptable level of disturbance to the property immediately to the West, namely Orchard Corner

(ii) The proposal would give rise to an increased movement of vehicles on to and off the public highway at this particularly hazardous point, which would be detrimental to the safety and free-flow of traffic, and would add to the risks for highway users to an unacceptable degree. The possible hazards for highway users at this location are further evidenced by the fact that there is a speed camera in fairly close proximity to the site, the reasons for which have been clearly defined by the Highway Authority, namely that this is a dangerous stretch of road which warrants such a camera.

(iii) The proposal would constitute an unsatisfactory form of back-land development which would be detrimental to the quiet enjoyment and visual amenities of Orchard Corner

(iv) The proposal to develop this site by the erection of 2 No. large properties would constitute an undesirable intensification of residential development, and would represent a severe over-development of the site

(v) This type of back-land/in-fill development would, if approved, create a precedent, with the local Planning Authority finding it more and more difficult to resist similar proposals in this vicinity, the cumulative effect of which would be to alter the character of the locality to the detriment of the amenities of the area.

2 letters of objection - Overdevelopment. Will ruin one of the few conservation areas of Rustington/ East Preston and the view from the parish church. The drive for the houses comes out at a dangerous corner. Previously this exit was rarely used by the owner, now exits including visitors and delivery vehicles from the drive will double. The increased use of the drive would be dangerous and visibility would not be possible. Traffic will increase greatly on this dangerous corner.

Proposal would be detrimental to the surrounding area. The elevated site would make the development particularly visible. The buildings visible from this point, including two converted barns to the north have character and a sense of history, which would diminish by having two houses on this corner dominating the bend.

Comments on Representations received:

Comments on Parish Council representation - The site does not comprise backland development. The site has a frontage to Station Road. County Highways have no objection to the proposal so refusal on highway grounds could not be justified. The use of the area forward of the adjacent dwelling for parking and turning associated with both dwellings would

not cause material harm to the residential amenities of this property. The garage of the neighbouring property is adjacent to the boundary. The concerns regarding the amount of development on the site are not shared. The development complies with the adopted external and internal space standards. The proposal would not set a precedent all applications are determined on their own merits.

Comment on other representations - There is no objection to the proposal from either County Highways or the Conservation officer. It is considered given the set back position of the dwellings and with careful detailing that there would be no materially adverse impact on the visual amenities of the Conservation Area.

CONSULTATIONS

Engineering Services Manager
Engineers (Fluvial Flooding)
Arboriculturist
WSCC Strategic Planning
Conservation Officer

Consultations responses received:

Conservation Officer - The proposal is for two properties on a former garden area.

Part of the proposal involves the removal of existing boundary fencing and its replacement with vegetation in the form of hedging and tree planted. This is supported as it results in the loss of an unsightly fence.

It is considered that the current proposal will have a neutral impact upon the conservation area. The success or otherwise of this scheme will depend upon the quality of materials used and details of elements such as the windows and doors.

If minded to approve the scheme, you may wish to condition windows and doors, flint walling, bricks and tiles

County Highways - No Objection

It is noted that the application is now for 2 No. 3 bedroom dwellings and there are no changes to the access and parking arrangements. The Local Highway Authority are satisfied that the proposed development accords with paragraph 32 of the National Planning Policy Framework in that safe and suitable access to the site can be achieved and that the proposed development will not have a severe impact on the operation of the highway network.

Access point/Visibility

The applicant has provided plans showing the visibility splays that can be achieved from a 2.4m set back from the existing access point. The LHA are of the opinion that these are acceptable given the 30mph speed limit on Station Road and the fact this is an existing access where visibility is being improved by the applicant reducing the height of the boundary fencing/wall and removing the gates. The boundary wall either side of the access should be no more than 0.8m in height.

Internal turning and Parking

The plans and swept path analysis for the proposed parking arrangements and turn on site are considered acceptable, allowing vehicles to exit onto Station Road in forward gear. It was observed that an above average car size has been used in the supplied plans.

The LHA would advise that the access drive be constructed of a bound material, if it is to be constructed from shingle, this may result in material being dispersed onto Station Road affecting the surface of the road. The applicant should provide a gravel trap or area of block paving, or other bound material, at the point of access onto Station Road on land within the applicant's control.

Trip Generation

The LHA acknowledge that the proposal will result in an intensification of traffic movements onto Station Road; however it is not considered that the proposal would be detrimental to the local highway network. In addition the most recently available accident data indicates there has been no RTA (Road Traffic Collisions) as a consequence of the existing access.

Sustainability

The development is situated in a sustainable location, within walking distance of a range of services and public transport; hence there is no reliance as such on the use of the private car. This application therefore is in compliance with the NPPF (2012) in encouraging the use of sustainable transport.

Cycle parking should be included; this must be secure, covered and be capable of storing at least one cycle per bedroom for each dwelling. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

Conclusion

If the LPA are minded to grant planning consent conditions including Parking, Visibility Splays and Cycle parking would be advised.

Engineers- No Objection, standard conditions suggested

Council's Arboricultural Officer - Objection. Suggested conditions if T9 is retained

The application has outlined the desire to fell T1, T2, G4, T5, T6 and T9. I would object to the felling to the felling of T9, as I believe it has the attributes to warrant a TPO order. No objection to the felling of T1, T2, G4, T5, and T6.

No objections to the hard surfacing encroaching T3 by 16.3% and T7 by 34.1%, as the applicant has stated the surfacing material must be a geotextile membrane.

No objection to the proposed crown lift of 2 meters, and the lateral reduction of no more than 1 meters to T3, as it is unlikely to have any lasting negative impact to T3.

Recommendation: The following conditions must be adhered to when completing the proposed pruning works and the tree protection measures;

If T9 is retained under TPO, alterations would have to be made to the submitted application to ensure damage is not inflicted. This would include suitable RPA/tree protection for the duration of the construction process. Also alterations are likely to have be made membranes/surfacing to the west of T9, where the proposed parking and turning area is due to be placed, as this area is likely to overlap with the RPA of T9.

The implication of effective ground protection must be achieved before any construction works commences. This protective fencing must be erected and kept in place for the duration of the

development works.

Once the protective fencing has been erected, the Local planning authority arboricultural officer must be contacted to ensure the fencing is correctly placed. This fencing must be erected and kept in place for the duration of the development works.

When excavating for the new developments foundations any root structure exposed with a diameter over 25 mm should be retained. If the operators wish to remove roots of over 25mm in diameter, then the LPA arboricultural officer must be informed to supervise any root pruning/removal. This condition should be adhered to in completing the ground works in the RPA's of T3 and T7.

Pruning Works conditions for T3;

Crown Reduction - All side branches to be retained should be at least 1/3rd in diameter of the removed branch. Pruning cuts must be flat and smooth, kept as small as possible by cutting at an optimum angle and should not exceed 100mm in diameter.

Crown Lift- Branches found within the clearance height having diameters greater than 100mm should be shortened and no more than 15% of the leaf bearing growth of that branch should be removed to facilitate the unobstructed free passage of vehicles and pedestrians.

Conservation Area Advisory Committee - No Objection High quality materials to be used and should be finished to a high standard. Hand made clay tiles, good quality bricks and tile hanging. Painted timber joinery.

Comments on Consultation responses:

Comments noted. Requested conditions have been imposed. Tree T9 is now the subject of a provisional Tree Preservation Order.

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary
Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) GEN7
GEN12
AREA2

[Publication Version of the Local Plan \(October 2014\):](#)

The Form of New Development
Parking in New Development
Conservation Areas
D DM1 Aspects of Form and Design Quality
D DM2 Internal Space Standards
D DM3 External Space Standards
D SP1 Design
HER DM3 Conservation Areas
HER SP1 The Historic Environment
Housing Design

[Rustington Neighbourhood Plan 2014 Policy 2](#)

PLANNING POLICY GUIDANCE

SUPPLEMENTARY POLICY GUIDANCE

RDS

Rustington Design statement by Rustington
Parish Council

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton. Rustington Neighbourhood Plan was made on 11-03-2015. The general housing design policy, Policy 2 is considered relevant

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential

amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site is located within the built-up area and within a Conservation Area where the principle of development is acceptable, subject to accordance with relevant planning policies. In this instance, the main criteria against which the application will be assessed is contained within relevant policies of the Arun District Local Plan mainly GEN7 and AREA2 which seek to prevent development that would have an adverse impact upon visual and residential amenities and the character of the area.

BACKGROUND

The application follows an earlier application (R/305/14/PL) for a 3 bedroom and a 4 bedroom dwelling which was refused on the basis that it represented a cramped and obtrusive form of development that failed to preserve and enhance the Conservation Area. Plot 1 has now been set back further into the site to reduce its prominence when viewed from the west. The materials of this plot have also been amended to brick and tile hanging as requested by the Conservation Officer. In addition 1m high fencing has been provided to demarcate the front gardens, additional tree planting is proposed, the porch detail on plot 1 has been amended and the wall adjacent to the parking area has been retained at 800mm.

IMPACT ON CHARACTER AND APPEARANCE OF CONSERVATION AREA

The proposal relates to the provision of 2 units on the site. 2 detached 2 storey dwellings which would be located approximately 8m from the site frontage. A shared parking turning area is sited to the south. The removal of the existing unattractive fencing and replacement with walling and additional planting would be a positive alteration which together with screening of the side dormer on Tiled Barn would enhance the appearance of the area. In addition the landscaping proposed would enhance the appearance of the site. It is considered that the number of units is acceptable given their set back position and the improved front boundary treatment and detailing to the units and use of appropriate materials. The site is currently grassed and perceived as an open space between single and 2 storey development, but it is considered that the loss of this space is mitigated by the improvements to the site frontage treatment.

The site lies on the north western boundary of the Conservation Area and the character is defined as semi-rural with a loose grouping of buildings with a spaciousness about these buildings and

prominent mature landscaping. A mature tree has recently been felled at the site which has detracted from the appearance of the Conservation Area and has emphasised the current open nature of the site. The site was originally included within the Conservation Area because of the spacious setting it gave to residential properties within the Conservation Area. The proposal would result in 2 dwellings that would be higher than the bungalow to the west, but which would be similarly positioned in relation to the site frontage and the planting to the site frontage is to be enhanced. They would occupy a prominent corner site but given their angled positions in relation to each other and their different elevational treatment they would retain and emphasise the detached nature of the dwellings and the space to boundaries which is characteristic in this location.

The proposal does not therefore adversely affect the character and appearance of the Conservation Area in compliance with policy AREA2 of Arun District Local Plan and policy HERDM3 of the Emerging Local Plan.

SPACE STANDARDS

The Emerging Local Plan contains policies relating to internal and external space standards. The proposal meets the gross internal floor area standards and is acceptable. The private rear garden area for the dwellings exceeds the 100sqm standard in policy DDM3. The garden lengths are compliant with the requirement of 10m even though the width is restricted to the rear.

RESIDENTIAL AMENITY

The proposed development will not have an adverse impact upon the residential amenities of adjoining occupiers. The property to the west, Orchard Corner, will be separated from the dwelling on plot 1 by its own garage and the new car port. The proposed dwellings would have no windows other than those serving bathrooms at first floor level in their side elevations which face onto neighbouring properties and therefore no material loss of privacy would result to either neighbour. The property to the north, The Tiled Barn has a first floor dormer window on the side elevation, but a separation distance of 4 m is provided between The Tiled Barn and Plot 2. This is considered adequate to preclude any adverse overbearing effects.

HIGHWAYS

County Highways have no objection to the proposal in terms of parking or access.

CONCLUSION

It is considered that this application should be approved subject to the conditions set out below and a S.106 legal agreement covering payments in respect affordable housing (£20,690). However, if the S.106 legal agreement has not been signed within 2 months of the date of the resolution to approve then the application should be refused for the following reason:

The proposed development makes no contribution towards affordable housing provision and is thereby contrary to the aims and objectives of Policy DEV17 of the Arun District Local Plan 2003 and the Council's Interim Affordable Housing Policy adopted on the 18th August 2010;

HUMAN RIGHTS ACT

FOR APPROVAL

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that

may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (the right to respect for private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal neutral impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

SECTION 106 DETAILS

The proposal generates a requirement for a commuted sum of £20,690 towards affordable housing and a Section 106 Agreement is being drawn up accordingly

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans 2014/32/10 A, 2014/32/11, 2014/32/12, 2014/32/04, 2014/32/05 revB, RCo140/01 rev05, RCo140/02 rev01 and 2014/32/13.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 Soft landscaping shall be carried out in accordance with the details shown on plan and the submitted planting schedule. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be

replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a hard landscaping scheme. The development shall proceed in accordance with the details so approved and shall be completed prior to occupation of the dwellings.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 5 No development including site access, demolition or associated construction activities, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence in accordance with the submitted details.

Once the protective fencing has been erected, the Local planning authority arboricultural officer must be contacted to ensure the fencing is correctly placed. This fencing must be erected and kept in place for the duration of the development works. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.

No trenching should occur within the protective fencing surrounding the Root Protection Area. When excavating for the new developments foundations any root structure exposed with a diameter over 25 mm should be retained. If the operators wish to remove roots of over 25mm in diameter, then the LPA arboricultural officer must be informed to supervise any root pruning/removal. This condition should be adhered to in completing the ground works in the RPA's of T3 and T7.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 6 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality.

- 7 All side branches of tree T3 are to be retained should be at least 1/3rd in diameter of the removed branch. Pruning cuts must be flat and smooth, kept as small as possible by cutting at an optimum angle and should not exceed 100mm in diameter.

Reason: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- 8 For the crown lift to T3 branches found within the clearance height having diameters greater than 100mm should be shortened and no more than 15% of the leaf bearing growth of that branch should be removed to facilitate the unobstructed free passage of vehicles and pedestrians.

Reason: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- 9 The bathroom window on the north elevation of plot 2 shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 10 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions including porches or dormer windows to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 11 No windows (other than those shown on the plans hereby approved) shall be constructed at first floor level in the north elevation of plot 2 hereby permitted which adjoins the side boundary with The Tiled Barn without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy GEN7 of the Arun District Local Plan.

- 12 No part of the development shall be first occupied until visibility splays of 45 metres by 75 metres have been provided at the proposed site vehicular access onto Station Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.8 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

- 13 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the details hereby approved and the cycle stores shall be retained in perpetuity and used for the parking of cycles.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

- 14 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

- 15 No development shall be carried out until a Construction Management Plan has been submitted to and approved by the Local Planning Authority which shall include provision for the parking of construction vehicles within the site. The development shall proceed in accordance with the approved details.

Reason: In the interests of road safety and to accord with approved policy in accordance with policy GEN7 of the Arun District Local Plan.

- 16 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls,(including flint work) and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 17 No development shall be carried out unless a 'statement of detail' is submitted to and approved by the Local Planning Authority setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 18 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 19 No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance or hazard

on the road system in the locality.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 20 INFORMATIVE: The West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site, areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act. At no time are contractor or delivery vehicles to park on Station Road.
- 21 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.A
- 22 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 23 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to affordable housing.